

When recorded return to:

Mr. James McMullen Jr.
519 F & S Grade Road
Sedro-Woolley, WA 98284



200708200238
Skagit County Auditor

8/20/2007 Page 1 of 1 3:59PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 126861-PE

Grantor: Brian D. Hanson and Darlene L. Hanson
Grantee: James McMullen Jr.

126861-PE
LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR BRIAN D. HANSON and DARLENE L. HANSON, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JAMES MCMULLEN JR., an unmarried person the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn NE 1/4 NE 1/4, 23-35-4 E W.M. (AKA Lot 4, SP #³⁴⁻⁰⁶3406).

Lot 4, Short Plat No. ³⁴⁻⁰⁶3406, approved February 13, 2007, recorded February 15, 2007, under Auditor's File No. 200702150075, records of Skagit County, being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 35 North, Range 4 East, W.M.;

TOGETHER WITH AND SUBJECT TO a non exclusive easement for ingress, egress and utilities as delineated on the face of said Short Plat No. ³⁴⁻⁰⁶3406 affecting Lots 2, 3 and 4 of said Short Plat.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Tax Parcel Number(s): 350423-1-063-0100, P111105

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 126861-PE.

Dated August 15, 2007 SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX ³⁹⁷⁹

Brian D. Hanson AUG 20 2007
Brian D. Hanson

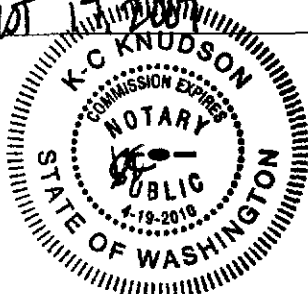
Darlene L. Hanson
Darlene L. Hanson

Amount Paid \$ 5167.00
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Brian D. Hanson and Darlene L. Hanson** the person(s) who appeared before me, and said person(s) acknowledged that They signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 17, 2007 KC Knudson



Notary Public in and for the State of Washington
Residing at Abraham Bend
My appointment expires: 4-19-2010